

1372/17

Doc No: 1372 of 2017

SCANNED



తెలంగాణ తేలంగానా TELANGANA

S.No. 1647 Date: 17-01-2017

Sold to: RAMESH

s/o. NARASING RAO

For Whom: M/s. SILVER OAK REALTY

**ANNEXURE - II
AFFIDAVIT**

G 556511

K.SATISH KUMAR
 LICENSED STAMP VENDOR
 LIC No.16-05-059/2012,
 R.No.16-05-029/2015
 Plot No.227, Opp.Back Gate
 of City Civil Court,
 West Marredpally, Sec'bad.
 Mobile: 9849355156

Owners:

M/s. Silver Oak Realty (Formerly known as Mehta & Modi Homes) a re-constituted registered partnership firm vide registration No. 873 of 2003 w. e. f. 01.09.2015 having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Shri. Soham Modi S/o. Shri. Satish Modi aged 47 years Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 hereinafter called “THE MORTGAGOR” which expression shall mean and include unless it is repugnant to the context their respective heirs, legal representatives, administrators, executors, successors in interest, assignees, nominees and the like) in favour of **The Commissioner, GREATER HYDERABAD MUNICIPAL CORPORATION** hereinafter called “THE MORTGAGEE” which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assigns.

We are the owners/developers of the land bearing Sy. Nos.11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Medchal – Malkazgiri District, Telangana and residential gated community lay-out cum group housing permission for proposed construction of residential bungalows and whereas the GHMC has provisionally approved the sanctioned plan in respect of premises bearing Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana required under revised building rules issued as per the said G. O. Ms. No. 86, M.A., Dt: 03.03.2006, G.O.Ms. No. 168 dt. 07.04.2012 we execute and submit an undertaking affidavit in favour of the Commissioner, Greater Hyderabad Municipal Corporation- authorized him to initiate appropriate action as per the said G. O. and we are agreeing to abide by the terms and conditions of the said G. O. we do hereby execute the present undertaking affidavit in compliance of the said G. O. Ms. No. 86 Date: 03.03.2006 and G.O.Ms. No. 168 dt.07.04.2012.



For SILVER OAK REALTY

L. RAMACHARYULU
 LL.B.,
 ADVOCATE & NOTARY
 Plot No.80, LIC Colony,
 Durgamcherry, HYDERABAD.

Presented in the Office of the Sub Registrar, Vallabh Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8505/- paid between the hours of 3 and 4 on the 17th day of APR, 2017 by Sri Soham Modi

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR			M/S SILVER OAK REALTY (FORMERLY KNOWN AS MEHTA & MODI HOMES) REP BY SOHAM MODI S/O. SATISH MODI P.NO.280, ROAD NO.25, JUBILEE HILLS., HYD-500 034	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K.PRABHAKAR REDDY H.NO.5-12-187/3,4,SOHAM MANSION,M.G.SEC-BAD	
2			CH.RAMESH H.NO.5-12-187/3,4,SOHAM MANSION,M.G.SEC-BAD	



17th day of April, 2017

Signature of Sub Registrar
Vallabh Nagar
Exercising the powers of Registrars under Section 30

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	8505	0	0	0	8505
User Charges	NA	0	100	0	0	0	100
Total	100	0	13505	0	0	0	13605

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8505/- towards Registration Fees on the chargeable value of Rs. 8504500/- was paid by the party through E-Challan/BC/Pay Order No ,152V8K170417 dated ,17-APR-17 of ,SBH/TREASURY BRANCH HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 13505/-, DATE: 17-APR-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 003907168, REMITTER NAME: PRABHAKAR REDDY K, EXECUTANT NAME: SILVER OAK REALTY, CLAIMANT NAME: THE COMMISSIONER GHMC .

Date:
17th day of April, 2017

Signature of Registering Officer
Vallabh Nagar

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And whereas, we hereby authorized the Commissioner, Greater Hyderabad Municipal Corporation to enforce the terms and conditions of G. O. Ms. No.86, M.A. Dt: 03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 & G.O.Ms. No. 168 dt. 07.04.2012 in case of violation of the terms and conditions of the sanctioned plan granted / permitted vide Permit Nofile No 56688/19/12/2011 Dt: to intimate summary demolition proceedings in respect of the violated portion.

And whereas, in compliance of the said G. O. Ms. No. 86 dt: .03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 we do hereby hand over 5% of the plotted area of 540 Sq. mtrs (645.84 Sq. yds) having built up area of 700 Sq. mtrs equivalent to 7,536 Sq.ft bearing plot Nos. 29, 30, 31 & 32 of Type A (as per the schedule given below) to the Commissioner, Greater Hyderabad Municipal Corporation by way this undertaking, in case we violate the terms and conditions of the sanctioned plan we hereby authorized the Commissioner, Greater Hyd. Municipal Corp. to dispose of the 5% of the plotted area of 540 Sq. mtrs (645.84 Sq. yds) having built up area of 7,536 Sq. ft bearing plot Nos. 29, 30, 31 & 32 of Type A as the case may be by way of sale after duly removing the violated/deviated portions and of any such action is initiated by the Commissioner, Greater Hyd. Municipal Corp for the violations committed by me, we have no objection of whatsoever nature.

SCHEDULE OF THE PROPERTY FOR PLOT NO. 29 of Type A2

All that one plot bearing No. 29 of A2 Type admeasuring about 135 Sq. Mtrs OR 161.46 Sq.yds having built up area of 175 Sq. mtrs equivalent to 1,884 Sq. ft forming Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

NORTH BY:	Plot No. 28
SOUTH BY:	Plot No. 30
EAST BY:	Plot No. 36
WEST BY:	9 mtrs (30') wide road

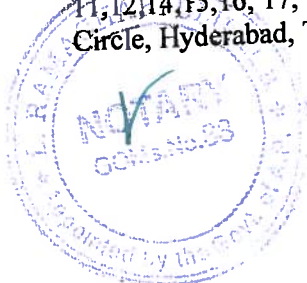
SCHEDULE OF THE PROPERTY FOR PLOT NO. 30 of Type A2

All that one plot bearing No. 30 of A2 Type admeasuring about 135 Sq. Mtrs OR 161.46 Sq.yds having built up area 175 Sq. mtrs equivalent to 1,884 Sq. ft forming Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

NORTH BY:	Plot No. 29
SOUTH BY:	Plot No. 31
EAST BY:	Plot No. 35
WEST BY:	9 mtrs (30') wide road

SCHEDULE OF THE PROPERTY FOR PLOT NO. 31 of Type A2

All that one plot bearing No. 31 of A2 Type admeasuring about 135 Sq. Mtrs OR 161.46 Sq.yds having built up area 175 Sq. mtrs equivalent to 1,884 Sq. ft forming Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:



FOI SILVER OAK REALTY

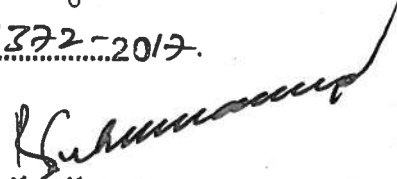
Partner

ATTESTED
L. RAMACHARYULU
LL.B.,
ADVOCATE & NOTARY
Plot No. 80, LIC Colony,
Domaguda, HYDERABAD.

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1372-2017. Sheet 2 of 5 Sub Registrar
Vallabh Nagar

15 వున్నకము 2017 సం./ శాశ 1956 సం|| వు
1372 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
నిమిత్తం గుర్తింపు నెంబరు 1508- 1...1372-2017.

తేదీ. 17/04/17


ఆర్. సుబ్రహ్మణ్యం
సబ్ రిజిస్ట్రారు
వల్లభనగర్



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NORTH BY:	Plot No. 30
SOUTH BY:	Plot No. 32
EAST BY:	Plot No. 34
WEST BY:	9 mtrs (30') wide road

SCHEDULE OF THE PROPERTY FOR PLOT NO. 32 of Type A2

All that one plot bearing No.32 of A2 Type admeasuring about 135 Sq. Mtrs OR 161.46 Sq.yds having built up area 175 Sq. mtrs equivalent to 1,884 Sq. ft forming Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlapally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

NORTH BY:	Plot No. 31
SOUTH BY:	Open area and existing residential locality of cherlapally village
EAST BY:	Plot No. 33
WEST BY:	9 mtrs (30') wide road

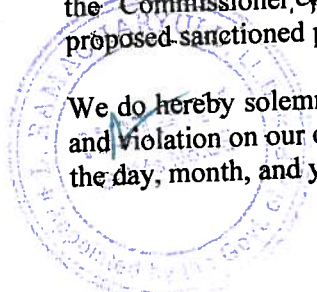
And whereas we do hereby undertake that as per the sanctioned plan we will leave the prescribed setbacks or open spaces and the area left for the road widening and if we failing to comply those conditions we do hereby authorize the Commissioner, Greater Hnd. Municipal Corp. to demolish the same at my cost.

And whereas, in compliance of G. O. Ms. No.86 M.A., Dt: 03.03.2006, G.O.Ms. No. 168 dt. 07.04.2012 we have obtained a Comprehensive Building Insurance Policy as stipulated under the said G.O. and in case of failure in obtaining said policy the Commissioner, Greater, Hnd. Municipal Corp. is hereby authorize to initiate appropriate action for the violation of said terms and conditions in accordance with the G. O. Ms. No.86 M.A., Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006 and G.O.Ms. No.168 dt.07.04.2012.

And whereas, we do hereby undertaken that we will not deliver the possession of any part of build up area of the proposed building to be constructed by virtue of the provisional sanctioned plan granted by the Commissioner, Greater Hnd Municipal Corp. In case of any violation of said condition we do hereby authorize the Commissioner, Greater Hnd. Municipal Corp. to initiate proceedings of violation of said condition in accordance with the G. O. Ms. No.86 M.A., Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006 and G.O.Ms. No. 07.04.2012.

We do hereby further undertake that we will comply all those terms and conditions impose by the Commissioner, Greater Hnd Municipal Corp. pursuant to building application for the proposed sanctioned plan granted to me.

We do hereby solemnly affirm and certify and we have executed this affidavit with free will and violation on our own and without there being any duress or undue influence or concern on the day, month, and year herein above mentioned, P.V. of the Scheduled Property
Rs. 25,04,400/- @ 5000/- Per Sq. mds.



Sworn and signed
Before me,
on this 10th April 2017.

NOTARY: HYDERABAD.

ATTESTED
RAMACHARYULU
LL.B.
ADVOCATE & NOTARY
Plot No. 80, LIC
Madrak

FOR SIGNED

Partner

DEPONENT

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Vallabhagar



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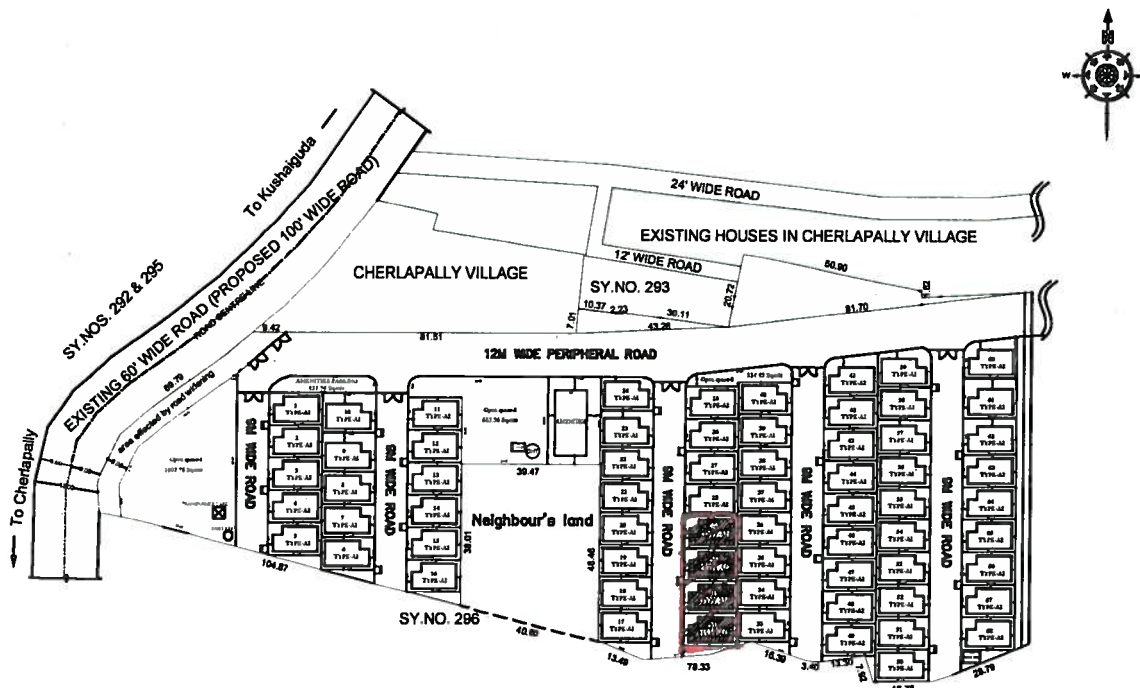
PLAN OF MORTGAGE DEED SHOWING MORTGAGED PLOTS OF 29, 30, 31 & 32 OF TYPE A2 IN THE PROPOSED GATED COMMUNITY LAY-OUT CUM GROUP HOUSING BEARING SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL-MALKAZGIRI MANDAL, HYDERABAD, TELANGANA

MORTGAGER : M/S. SILVER OAK REALTY (FORMERLY KNOWN AS M/S. MEHTA AND MODI HOMES) REPRESENTED BY ITS MANAGING PARTNER SHRI. SOHAM MODI S/O. LATE. SHRI. SATISH MODI

MORTGAGEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION

REFERENCE: SCALE: INCL: EXCL:

PLOTTED AREA: 540 SQ. MTRS OR 645.84 SQ.YDS
BUILT UP AREA: 700 SQ.MTRS OR 7,536 SQ.FT



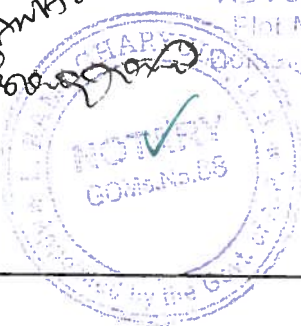
MORTGAGED PLOTS : 29, 30, 31 & 32 OF TYPE - A2 - 4 PLOTS
PLOTTED AREA OF FOUR PLOTS : 540 SQ.MTS (645.84 SQ.YDS)
BUILT-UP AREA OF FOUR PLOTS : 700 SQ.MTS (7536 SFT)

ATTESTED
L. RAMACHARYULU
 L.L.B.,

ADVOCATE & NOTARY
 Flat No. 102, 1st Floor,
 Cheralpally Village, Kapra Circle,
 Medchal-Malkajgiri Mandal, Hyderabad - 500082.

WITNESSES:

- 1.
- 2.



FOR SILVER OAK REALTY

Partner

SIG. OF THE MORTGAGER

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Vallabh Nagar



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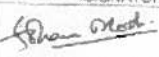


स्वार्थ लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H




नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE


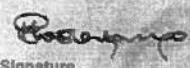
मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh



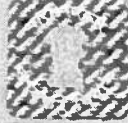

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
 Permanent Account Number
AWSPP8104E

हस्ताक्षर /SIGNATURE



मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh





आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

C RAMESH
NARSING RAO CHANDRAGIRI
21/07/1979
 Permanent Account Number
AKRPR1896C

हस्ताक्षर /SIGNATURE


मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

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